

Adopted at Meeting of 8/28/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL L-35
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Warren Land Developers, Inc., has expressed an interest in and has submitted a satisfactory proposal for the Development of Disposition Parcel L-35 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Warren Land Developers, Inc., be and hereby is tentatively designated as Redeveloper of Disposition Parcel L-35 in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications;
and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel L-35 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



August 20, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24
TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL L-35

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Disposition Parcel L-35 is located on Warren Street and is bounded by St. James and Regent Streets in the Washington Park Urban Renewal Area and comprises some 24,411 square feet. The parcel has been vacant for a considerable period of time, and is in need of development as soon as possible.

An acceptable development proposal has been submitted by the Warren Land Developers, Inc. Their proposal calls for the construction of a multi-level office building to contain at least 16,000 square feet of office space.

Financing, it is hoped, will be obtained through the small Business Administration with the assistance of the South End Local Development Corporation.

Total development cost is expected to be approximately \$600,000.00

This use for the parcel is compatible with Urban Renewal Plan and would fulfill a need in the community in that it would attract business tenants to the area.

It is therefore recommended that the Authority tentatively designate Warren Land Developers, Inc., as redeveloper of Parcel L-35 in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

